



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Minutes PLANNING COMMISSION

Bob Kinney - Chairman
Cheryl Richardson, Ward 1
Jason Allen Waters, Ward 2
Hicks Poor, Ward 3
Roy Vanderslice, Ward 4
Vacant, Ward 5
Stephen Diffley, Ward 7

Wednesday, November 6, 2013

6:00 PM

City Hall Council Chambers

Present: Jason Allen Waters, Stephen Diffley, R. W. "Bob" Kinney, Roy Vanderslice, and Hicks Poor

Absent: Cheryl Richardson

Staff:

Brian Binzer, Development Services Director
Rusty Roth, Development Services Manager
Patsy Bryan, Secretary to the Board
Shelby Little, Urban Planner
Daniel White, City Attorney

CALL TO ORDER & ROLL CALL:

Chairman Kinney called the Wednesday, November 6, 2013 Planning Commission Meeting to order at 6:00 p.m.

MINUTES:

20131159

October 1, 2013 Regular Planning Commission Meeting Minutes

Review and Approval of the October 1, 2013 Regular Planning Commission Meeting Minutes

Mr. Diffley moved to accept the Minutes with the two changes noted in the work session, seconded by Mr. Vanderslice. Motion carried 4-0.

A motion was made by Diffley, seconded by Vanderslice, that this Minutes be Approved and Finalized. The motion CARRIED by the following vote: 4 – 0 – 0

Absent: 2 - Waters and Richardson

SPECIAL LAND USE PERMIT:**20131101 Z2013-26 Eduard Zhigaylo 2012 Airport Court****Z2013-26 [SPECIAL LAND USE PERMIT] EDUARD ZHIGAYLO**

requests a Special Land Use Permit for the storage of metal parts intended for recycling for property located in Land Lot 06590, District 17, Parcel 0020, 2nd Section, Marietta, Cobb County, Georgia and being known as 2012 Airport Court, currently zoned LI (Light Industrial). Ward 1.

File #20131101 (Z2013-26) was presented by Mr. Roth for property zoned LI (Light Industrial) and located in Land Lot 06590, District 17, Parcel 0020, and being known as 2012 Airport Court.

A public hearing was held.

The applicant, Eduard Zhigaylo, is requesting a Special Land Use Permit in order to use the property for the storage of metal parts intended for recycling.

Metal roll-off containers filled with metal parts will be brought from other locations to the site, where the parts will be sorted and stored until they are taken from the property to be recycled off-site.

There was no one in support or in opposition to this request.

It was determined that no battery cores will be a part of the recycling process but more of items such as starters, alternators, axels, and small parts. No radiators will be involved in the collection process.

As far as covering the containers, the open containers will be indoors.

The public hearing was closed.

Mr. Vanderslice made a motion, seconded by Mr. Poor, to recommend to city council that the Special Land Use Permit be approved with the following stipulations and a variance:

Stipulations:

- 1. Any open container stored outside be covered.*
- 2. Prior stipulation be revoked or rescinded that was granted on November 10, 2010 under File #Z2010-11 as follows:*

[Property shall be used for the storage of operable cars only. Wrecked cars would not be brought to this location because of the potential for toxic fluid leakage to reach the adjacent stream.]

Variance:

- 1. Variance to allow vehicles delivering the containers to travel on a gravel surface. [Section 716.08 (A) & (B)].*

Motion carried 4 – 0 – 0.

A motion was made by Vanderslice, seconded by Poor that this Ordinance be Recommended for Approval as Stipulated. The motion CARRIED by the

following vote: 4 – 0 – 0

Absent: 2 - Waters, and Richardson

REZONINGS:

20131102 Z2013-27 Real Estate Holdings, Inc. 810, 830, and 850 Cobb Parkway South

Z2013-27 [REZONING] REAL ESTATE HOLDINGS, INC. requests rezoning for property located in Land Lot 05730, District 17, Parcels 0020, 0030 and 0160, 2nd Section, Marietta, Cobb County, Georgia and being known as 810, 830, and 850 Cobb Parkway South from CRC (Community Retail Commercial) and OI (Office Institutional) to CRC (Community Retail Commercial). Ward 1.

File #20131102 (Z2013-27) was presented by Mr. Roth for property located in Land Lot 573, District 17, Parcels 0020, 0030 and 0160, and being known as 810, 830 and 850 Cobb Parkway South.

A public hearing was held.

The applicant, Real Estate Holdings, Inc., being represented by Kevin Moore, is requesting rezoning from CRC (Community Retail Commercial) and OI (Office Institutional) to CRC (Community Retail Commercial) for the construction of a new car dealership and repair facility and for a variance as well.

On behalf of the applicant and owner, Mr. Moore introduced Marks Alexander, Brad Hodgen and Bradley Riffel. They serve as either the head of construction, engineering or architect for this project.

Mr. Moore described this location as the former Nissan dealership and soon to be a new Mercedes dealership.

**At 6:15 p.m., Jason Waters arrived for the meeting.*

Mr. Moore gave a detailed description of the site plan, as well as the architectural renderings.

There was no one in support or in opposition to this request.

Mr. Waters stated that he is very impressed with the project.

Chairman Kinney questioned Mr. Moore as to how much of the MUII LCI Study he has researched.

Mr. Diffley had questions regarding the drainage point for the access water from the car wash.

Mr. Moore briefly explained the purpose of the constitutional challenge submitted with a rezoning application.

The public hearing was closed.

Mr. Diffley made a motion, seconded by Mr. Waters, to recommend to city council that this request be approved as written with the following variance:

- *Variance to allow the use of aluminum and Centria Platinum ribbed metal panels on the façade facing a public roadway. {Section 708.16 (G.3)}.*

The motion carried 5 – 0 – 0.

A motion was made by Diffley, seconded by Waters that this Ordinance be Recommended for Approval as Stipulated . The motion CARRIED by the following vote: 5 – 0 – 0

Absent: 1 - Richardson

ADJOURNMENT:

Mr. Diffley made a motion to adjourn, seconded by Mr. Waters at 6:33 p.m.

ROBERT W. KINNEY, CHAIRMAN

PATSY BRYAN, SECRETARY